

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH RIDING STABLES IN THE A-1 (AGRICULTURE DISTRICT) AT 1101 DELK ROAD; (JAMES AND TERRI BARNHILL, APPLICANTS).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Francisco Torregrosa **EXT.** 7387

Agenda Date 02-23-04 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH RIDING STABLES IN THE A-1 (AGRICULTURE DISTRICT) AT 1101 DELK ROAD; (JAMES AND TERRI BARNHILL, APPLICANTS); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO ESTABLISH RIDING STABLES IN THE A-1 (AGRICULTURE DISTRICT) AT 1101 DELK ROAD; (JAMES AND TERRI BARNHILL, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(Commission District #5, McLain)

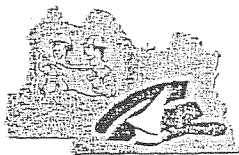
(Francisco Torregrosa, Planner)

GENERAL INFORMATION	JAMES AND TERRI BARNHILL, APPLICANTS 1101 DELK ROAD LONGWOOD, FL 32779	A-1 DISTRICT, LDC SECTION 30.124(b)(12); (RIDING STABLE)
BACKGROUND / REQUEST	<ul style="list-style-type: none"> • THE APPLICANTS PROPOSE TO ESTABLISH A RIDING STABLE BUSINESS ON PROPERTY CURRENTLY USED BY THE APPLICANTS' FAMILY AND FRIENDS FOR HORSEBACK RIDING. • THE SITE COMPRISES THREE (3) PARCELS TOTALING TEN (10) ACRES. THE PROPOSED SITE PLAN DEPICTS AN EXISTING SINGLE-FAMILY HOME WITH AN ACCESSORY GARAGE, HORSE STABLE, RIDING ARENA, AND PASTURES. • THE APPLICANTS INTEND TO PROVIDE RIDING LESSONS TO NO MORE THAN FIVE (5) STUDENTS PER DAY, BETWEEN THE HOURS OF 8:00 AM AND 6:00 PM. • THE PROPERTY IS LOCATED IN THE A-1 DISTRICT, WHERE STABLES BARNS AND RELATED STRUCTURES FOR THE SHELTERING OF FARM ANIMALS ARE PERMITTED, PROVIDED A 50 FT SETBACK IS MAINTAINED FROM ABUTTING PROPERTY LINES; BECAUSE THE APPLICANTS WOULD LIKE TO OFFER RIDING LESSONS TO THE PAYING PUBLIC, A SPECIAL 	

EXCEPTION IS REQUIRED.			
ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU
	SITE	A-1	SUBURBAN ESTATES
	NORTH	A-1	SUBURBAN ESTATES
	SOUTH	A-1	SUBURBAN ESTATES
	EAST	A-1	SUBURBAN ESTATES
	WEST	A-1	SUBURBAN ESTATES
USE OF PROPERTY			
			SINGLE-FAMILY RESIDENTIAL/AGRICULTURE
			SINGLE-FAMILY RESIDENTIAL/AGRICULTURE
			SINGLE-FAMILY RESIDENTIAL
			SINGLE-FAMILY RESIDENTIAL
			SINGLE-FAMILY RESIDENTIAL/AGRICULTURE
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:		
	<u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u>		
	THE PROPOSED USE WOULD REPRESENT THE ADDITION OF PAID RIDING LESSONS ON A SITE WHERE HORSE STABLES ALREADY EXIST AND ARE PERMITTED BY RIGHT. THE SURROUNDING AREA IS FURTHER CHARACTERIZED BY SINGLE-FAMILY HOMES ON FIVE ACRE TRACTS, MANY OF WHICH HAVE HORSES, ASSOCIATED STABLES AND OTHER SIMILAR AGRICULTURAL USES.		
	THE COMMERCIAL NATURE OF THIS REQUEST IS THE PURPOSE FOR WHICH THE SPECIAL EXCEPTION IS REQUESTED. GIVEN THE APPLICANTS' INTENTION TO MAINTAIN THE OPERATION AT THE CURRENT SIZE AND SCALE, STAFF DOES NOT BELIEVE THE ADDITION OF RIDING LESSONS TO PAYING STUDENTS WOULD BE DETRIMENTAL TO THE CHARACTER OF SURROUNDING DEVELOPMENT WITH LIMITATIONS IMPOSED ON THE NUMBER OF STUDENTS THAT WOULD BE SERVED.		
	<u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u>		
	THE APPLICANTS ARE PROPOSING TO LIMIT THE NUMBER OF STUDENTS TO NO MORE THAN FIVE (5) PER DAY. BASED ON THIS NUMBER, THE RIDING STABLES COULD GENERATE UP TO FOUR (4) TRIPS PER STUDENT PER DAY FOR A TOTAL OF TWENTY (20) TRIPS PER DAY.		
	THE SITE COMPRISES THREE, CONTIGUOUS TRACTS OWNED BY THE APPLICANTS AND USED FOR AGRICULTURAL PURPOSES. THE PROPOSED COMMERCIALIZATION OF THE SITE WOULD NOT		

	<p>CONSTITUTE A GREATER IMPACT THAN IF THE THREE LOTS WERE DEVELOPED FOR SINGLE-FAMILY USE.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u></p> <p>THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN DESCRIBES SUBURBAN ESTATES FUTURE LAND USE AS APPROPRIATE FOR A VARIETY OF AGRICULTURAL USES (INCLUDING RIDING STABLES) THAT ARE LOCATED ON PARCELS AT LEAST ONE (1) ACRE IN SIZE. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE RIDING STABLES, FOR COMMERCIAL USE, WOULD BE CONSISTENT WITH THIS DESCRIPTION, GIVEN THE SUBJECT PROPERTY'S SIZE AND LOCATION.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE EXISTING SITE EXCEEDS THE MINIMUM ONE-ACRE REQUIREMENT OF THE A-1 DISTRICT. FURTHERMORE, THE EXISTING STRUCTURES MEET THE MINIMUM APPLICABLE SETBACKS.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>WITHIN THE A-1 DISTRICT, RIDING STABLES ARE ALLOWED AS CONDITIONAL USES. THE PROPOSED SITE PLAN DEPICTS A PARKING AREA AND A RIDING ARENA THAT DIRECTLY ABUT A PARCEL WITH A PASTURE TO THE NORTH. ANY POTENTIAL IMPACT ASSOCIATED WITH THE ARENA AND ASSOCIATED PARKING WOULD BE MINIMIZED WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT); LDC SECTION 30.124(a)</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-1 (AGRICULTURE DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(b)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 (AGRICULTURE DISTRICT):</u></p> <p>AS PREVIOUSLY STATED, FARM ANIMALS AND ASSOCIATED STABLES ARE CONSISTENT WITH THE GENERAL ZONING PLAN OF THE A-1 DISTRICT. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED RIDING STABLE OPERATION WOULD OTHERWISE COMPLY WITH THE USE AND DIMENSIONAL STANDARDS OF THE A-1 DISTRICT.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST WOULD NOT BE HIGHLY INTENSIVE IN NATURE, IF LESSONS ARE LIMITED TO FIVE (5) STUDENTS PER DAY, AS</p>

	<p>PROPOSED.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES:</u></p> <p>COUNTY SERVICES INCLUDING POLICE, EMERGENCY, AND GARBAGE DISPOSAL ARE AVAILABLE TO THE SITE. THE PROPERTY IS CURRENTLY SERVED BY WELL AND SEPTIC SYSTEMS.</p>
STAFF FINDINGS	<p>AS PREVIOUSLY STATED, THERE IS CURRENTLY A SINGLE-FAMILY HOME WITH AN ACCESSORY GARAGE, HORSE STABLE, RIDING ARENA AND PASTURES ON THE SITE. NO NEW DEVELOPMENT IS PROPOSED IN CONJUNCTION WITH THE PROPOSED COMMERCIAL OPERATION. IN EVALUATING THIS REQUEST, STAFF HAS DETERMINED THE FOLLOWING:</p> <ul style="list-style-type: none">• THE PROPOSED USE WOULD BE CONSISTENT WITH THE COMPREHENSIVE PLAN'S DESIGNATION OF SUBURBAN ESTATES FUTURE LAND USE FOR THE SUBJECT PROPERTY.• WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS, THE PROPOSED USE WOULD NOT HAVE AN ADVERSE IMPACT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS OR VOLUMES.• THE PROPOSED USE WOULD NOT ADVERSELY AFFECT THE PUBLIC INTEREST.• NO IDENTIFIED AREAS OF ENVIRONMENTAL CONCERN WOULD BE IMPACTED BY THE PROPOSED USE.• THE PROPOSED USE WOULD BE COMPATIBLE WITH THE RESIDENTIAL AND AGRICULTURAL CHARACTER OF NEARBY AND ADJACENT DEVELOPMENT.
STAFF RECOMMENDATION	<p>BASED ON THE STATED FINDINGS, STAFF RECOMMENDS THE BOARD OF ADJUSTMENT APPROVE THE REQUEST FOR SPECIAL EXCEPTION, SUBJECT TO THE FOLLOWING CONDITIONS:</p> <ul style="list-style-type: none">○ RIDING LESSONS SHALL BE RESTRICTED TO NO MORE THAN FIVE (5) STUDENTS PER DAY;○ RIDING LESSONS SHALL OCCUR BETWEEN 8:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY; THERE SHALL BE NO RIDING LESSONS ON SUNDAY;○ THE ARENA AND PARKING AREA LIGHTING SHALL BE DIRECTED AWAY FROM ABUTTING SINGLE-FAMILY RESIDENCES AND BE LIMITED TO NO MORE THAN 0.5 FOOT-CANDLES; AND○ THERE SHALL BE NO OUTDOOR AMPLIFICATION OF SOUND.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX

APPL. NO. BS 2004-002

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

- ☐ **VARIANCE**
- ☒ **SPECIAL EXCEPTION** Riding Stables
- ☐ **MOBILE HOME SPECIAL EXCEPTION**
- ☐ EXISTING ☐ PROPOSED ☐ REPLACEMENT
MOBILE HOME IS FOR _____
YEAR OF MOBILE HOME _____ SIZE OF MOBILE HOME _____
ANTICIPATED TIME MOBILE HOME IS NEEDED _____
PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN _____
MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	<u>Terr Barnhill</u>	
ADDRESS	<u>1101 Delk Road</u>	
	<u>Longwood, FL 32779</u>	
PHONE 1	<u>407-682-1641</u>	
PHONE 2		
E-MAIL	<u>T1barnhill@aol.com</u>	

PROJECT NAME: Delk Road (1101)

SITE ADDRESS: 1101 Delk Road

CURRENT USE OF PROPERTY: Stables

LEGAL DESCRIPTION:

see Attached - 5 pages

SIZE OF PROPERTY: 20 acre(s) PARCEL I.D. 5 parcels

UTILITIES: ☐ WATER ☒ WELL ☐ SEWER ☒ SEPTIC TANK ☐ OTHER

KNOWN CODE ENFORCEMENT VIOLATIONS NO

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on March 29, 6PM (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR AGENT*

DATE

* Proof of owner's authorization is required with submittal if signed by agent.

RECEIVED

JAN 13 2004

Terr L. Barnhill

1-13-04

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL

BCC PUBLIC HEARING DATE

FOR OFFICE USE ONLY

PROCESSING:

FEE: \$370 COMMISSION DISTRICT 5 FLU/ZONING SE/A-1

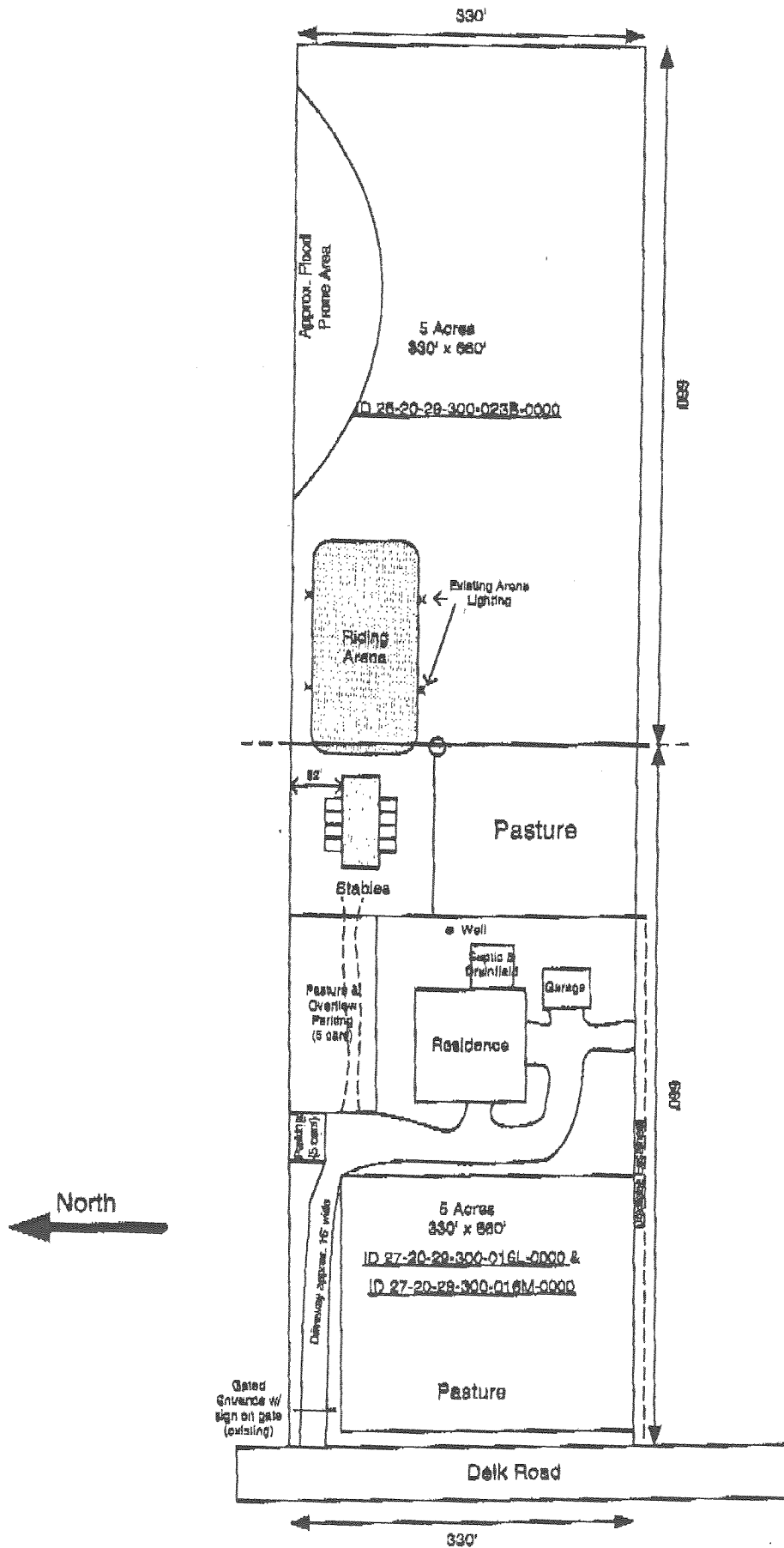
LOCATION FURTHER DESCRIBED AS ON THE EAST SIDE OF DELK RD.
APPROX 800' NORTH OF THE INTERSECTION WITH
IBIS RD.


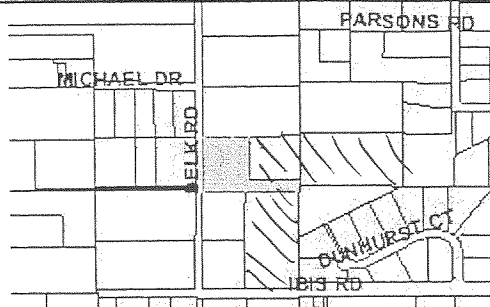
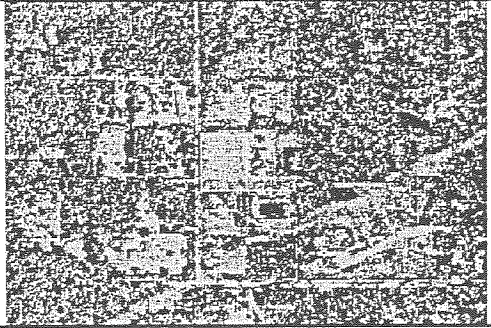
PLANNER JV

DATE 1/13/04

SUFFICIENCY COMMENTS Applicant to submit site plan by application
deadline date (2/6/04)

Barnhill Farms
Site Plan
January 27, 2004




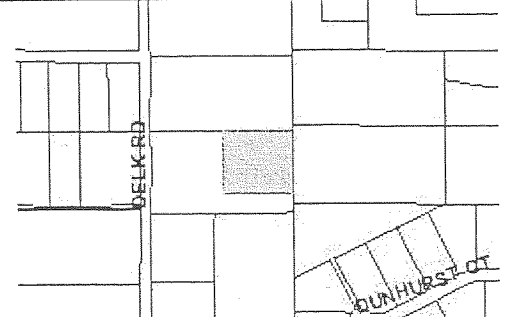

PARCEL DETAIL	REAL ESTATE	PERSONAL PROPERTY	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶																				
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																									
<p align="center">GENERAL</p> <p>Parcel Id: 27-20-29-300-016M-0000 Tax District: G1-AGRICULTURAL</p> <p>Owner: BARNHILL TERRI L TRUSTEE Exemptions:</p> <p>Own/Addr: FBO TERRI L BARNHILL</p> <p>Address: 1101 DELK RD</p> <p>City,State,ZipCode: LONGWOOD FL 32779</p> <p>Property Address:</p> <p>Facility Name:</p> <p>Dor: 60-GRAZING LAND</p>				<p align="center">2004 WORKING VALUE SUMMARY</p> <table> <tr> <td>Value Method:</td> <td>Market</td> </tr> <tr> <td>Number of Buildings:</td> <td>0</td> </tr> <tr> <td>Depreciated Bldg Value:</td> <td>\$0</td> </tr> <tr> <td>Depreciated EXFT Value:</td> <td>\$0</td> </tr> <tr> <td>Land Value (Market):</td> <td>\$106,750</td> </tr> <tr> <td>Land Value Ag:</td> <td>\$686</td> </tr> <tr> <td>Just/Market Value:</td> <td>\$106,750</td> </tr> <tr> <td>Assessed Value (SOH):</td> <td>\$686</td> </tr> <tr> <td>Exempt Value:</td> <td>\$0</td> </tr> <tr> <td>Taxable Value:</td> <td>\$686</td> </tr> </table>		Value Method:	Market	Number of Buildings:	0	Depreciated Bldg Value:	\$0	Depreciated EXFT Value:	\$0	Land Value (Market):	\$106,750	Land Value Ag:	\$686	Just/Market Value:	\$106,750	Assessed Value (SOH):	\$686	Exempt Value:	\$0	Taxable Value:	\$686
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<p align="center">SALES</p> <p>Deed Date Book Page Amount Vac/Imp</p> <p>Find Comparable Sales within this DOR Code</p>				<p align="center">2003 VALUE SUMMARY</p> <p>2003 Tax Bill Amount: \$10</p> <p>2003 Taxable Value: \$686</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>																					
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																									

BACK

PROPERTY APPRAISER
HOMEPAGE

CONTACT

Personal Property

PARCEL DETAIL	REAL ESTATE	PERSONAL PROPERTY	TAX ROLL	SALES SEARCH	◀ ◁ Back ▷ ▶																																																																																			
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	Appendage / Sqft	DETACHED GARAGE FINISHED / 980					
2	BARNS/SHEDS	1999	0	3,060	720 SIDING AVG	\$18,434	\$20,948
	Appendage / Sqft	OVERHANG / 720					
	Appendage / Sqft	OVERHANG / 432					
	Appendage / Sqft	OVERHANG / 720					
	Appendage / Sqft	OVERHANG / 468					


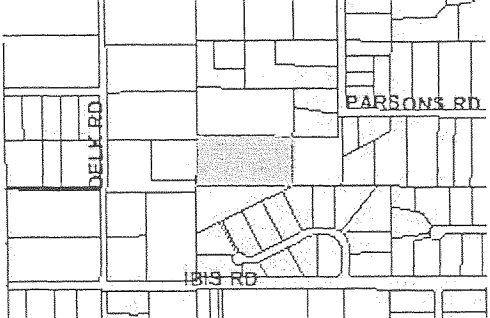
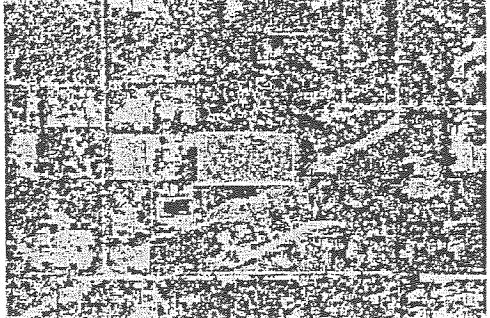
EXTRA FEATURE

Description	Year Blt	Units	EXFT Value	Est. Cost New
FIREPLACE	1983	3	\$4,275	\$9,000
BBQ GRILL	2002	1	\$475	\$500
POOL GUNITE	2002	512	\$9,728	\$10,240
SPA	2002	1	\$3,267	\$3,500
WATER FEATURE	2002	1	\$950	\$1,000
SCREEN ENCLOSURE	2002	3,160	\$5,899	\$6,320
BRICK PATIO	2002	874	\$3,321	\$3,496
GATE OPENER	1985	1	\$525	\$1,000
CONCRETE DRIVEWAY 4 INCH	1983	6,000	\$7,125	\$15,000


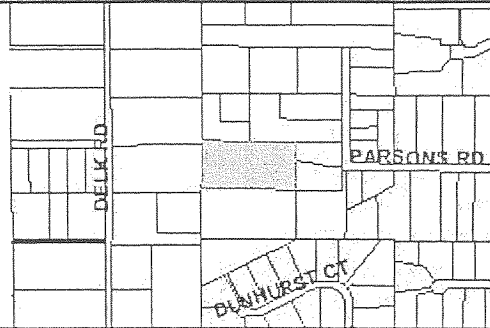
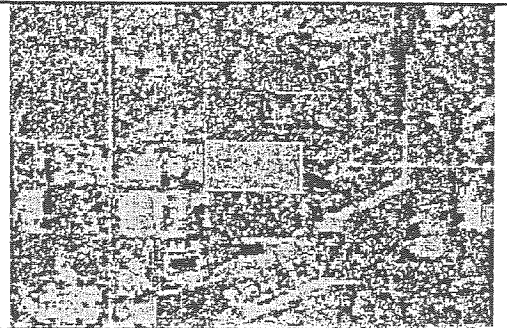
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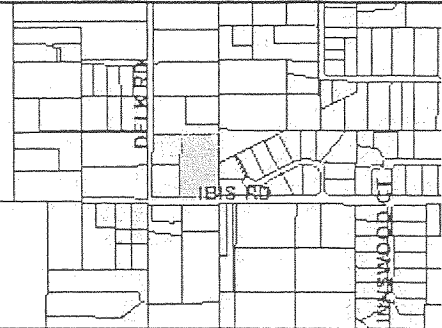
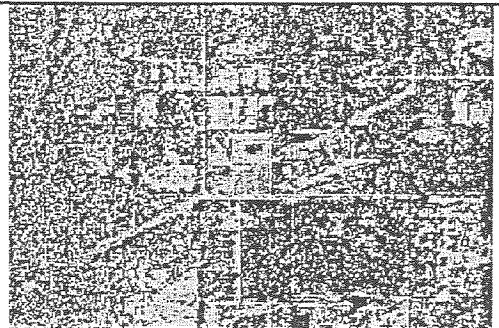


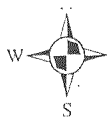
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																																											

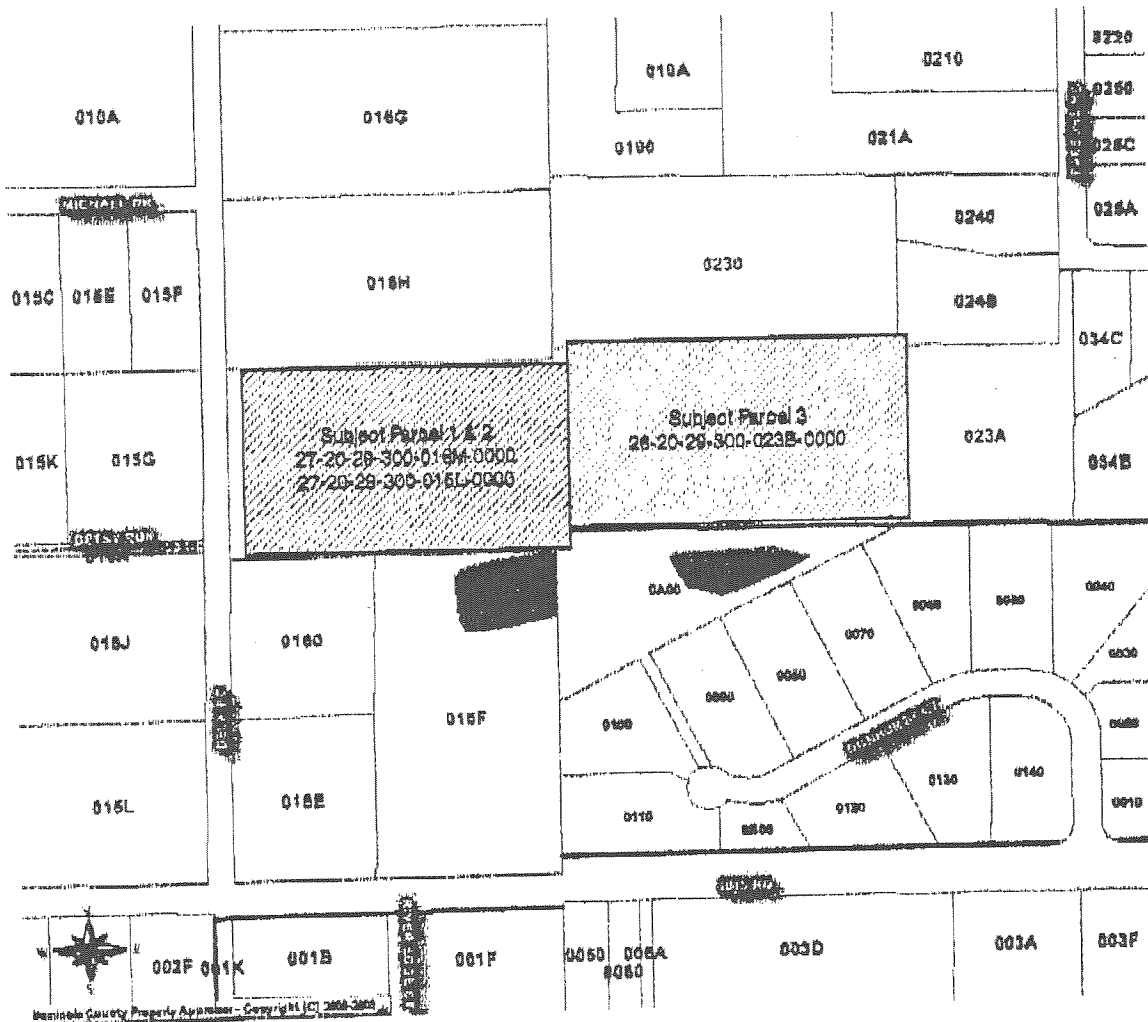


Terri Barnhill 1101 Delk Road



0 150 300 600 Feet

Barnhill Farms - Vicinity Map



WCHAWAY Oct 7 9 AM -

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On February 23, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

SEC 27 TWP 20S RGE 29E S ½ OF NE ¼ OF SE ¼ OF SE ¼ & N 16.5 FT OF SE ¼ OF SE ¼ OF SE ¼ (LESS W 25 FT FOR RD & 2AC HX)

2 AC HX LOCATED IN SEC 27 TWO 20S RGE 29E S ½ OF NE ¼ OF SE ¼ OF SE ¼ & N 16.5 FT OF SE ¼ OF SE ¼ OF SE ¼ (LESS W 25 FT FOR RD)

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: TERRI BRANHILL
1101 DELK ROAD
LONGWOOD, FL 32779

Project Name: 1101 DELK ROAD

Requested Development Approval:

SPECIAL EXCEPTION TO ESTABLISH RIDING STABLES IN THE A-1 (AGRICULTURE DISTRICT).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Francisco Torregrosa, Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:
 1. RIDING LESSONS SHALL BE RESTRICTED TO NO MORE THAN FIVE (5) STUDENTS PER DAY;
 2. RIDING LESSONS SHALL OCCUR BETWEEN 8:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY; THERE SHALL BE NO RIDING LESSONS ON SUNDAY;
 3. THE ARENA AND PARKING AREA LIGHTING SHALL BE DIRECTED AWAY FROM ABUTTING SINGLE-FAMILY RESIDENCES AND BE LIMITED TO NO MORE THAN 0.5 FOOT-CANDLES; AND
 4. THERE SHALL BE NO OUTDOOR AMPLIFICATION OF SOUND EQUIPMENT.
- (4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.
- (5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, TERRI L. BARNHILL, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

TERRI L. BARNHILL

Witness

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Insert Name who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: